

GENERAL NOTES

PROPERTY / OWNER INFORMATION:

TAX MAP NO. 65 - PARCEL NO. 16, LOTS 1-13, 15-62

TAX MAP NO. 65 - PARCEL NO. 16, LOT 14
TAX ID: 02-038048

TAX MAP NO. 65 - PARCEL NO. 16, ROADS & OPEN
TAX ID: 02-009935

GRAND VIEW PROPERTIES LLC
MAILING ADDRESS: P.O. BOX 516
BEL AIR, MARYLAND 21014

DEED ON RECORD: 4609/16
REFERENCE PLAT: 207/60-81

ZONED: E-1 (ESTATE DISTRICT)

THIS PROPERTY LIES LARGELY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY WITHIN ZONE AE (EL 3), PER FEMA MAP NUMBER 24047C0270H, EFFECTIVE JULY 16, 2015.

SETBACKS:
FRONT = 50' (OR AS SHOWN)
SIDE = 50'
REAR = 50' (OR AS SHOWN)

EXISTING USE: AGRICULTURAL

A PORTION OF THIS PROPERTY LIES WITHIN THE LIMITS OF THE ATLANTIC COASTAL BAYS CRITICAL AREA, AND IS FURTHER LABELED RESOURCE CONSERVATION AREA, (R.C.A.).

COORDINATE INFORMATION SHOWN HEREON PER PLAT 207/60

ANY DEVELOPMENT OCCURRING WITHIN THE 100 YEAR FLOOD PLAIN IS SUBJECT TO WORCESTER COUNTY'S FLOOD PLAIN MANAGEMENT ORDINANCE.

WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OR CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. ALL SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THIS SUBDIVISION.

LOT 1A TO BE SERVED BY INTERIM INDIVIDUAL WELL AND SEPTIC SYSTEM. MAINTENANCE OF SEPTIC AND WATER SYSTEMS IS TO BE THE SOLE RESPONSIBILITY OF THE LOT OWNER.

WELL LOCATIONS SHOWN HEREON ARE PLATTED LOCATIONS AND MAY BE RELOCATED WITH APPROVAL FROM WORCESTER COUNTY ENVIRONMENTAL PROGRAMS. NO DWELLING IS PERMITTED WITHIN 30' OF ANY WELL LOCATION. POTABLE WELLS MUST BE AT LEAST 50' FROM ANY POND. NO WELLS MAY BE LOCATED WITHIN THE 100' EXPANDED BUFFER.

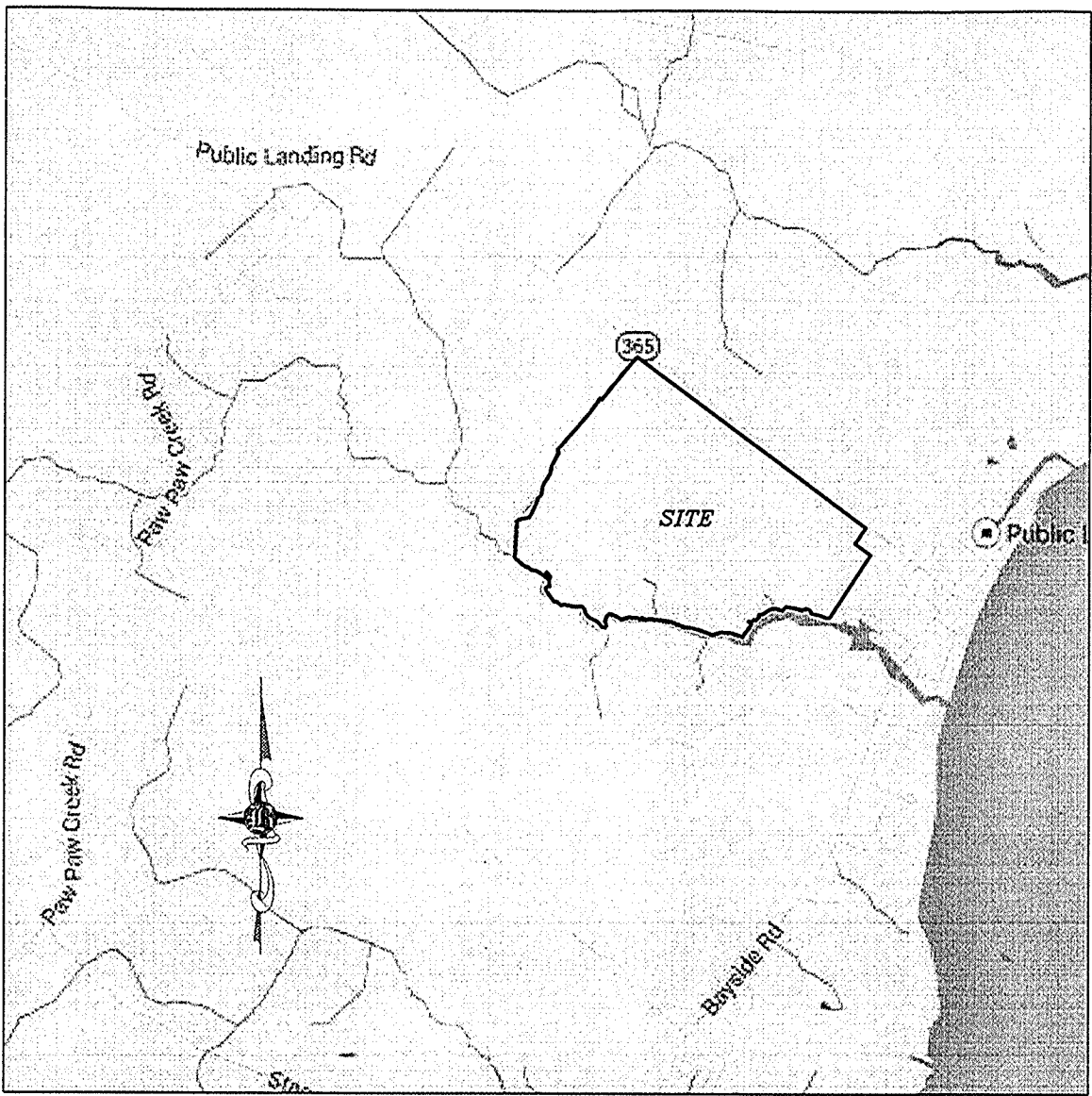
TIDAL AND NON TIDAL WETLAND BOUNDARIES SHOWN HEREON PER PLAT 207/60.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 62 EXISTING SINGLE FAMILY LOTS, AND 4 EXISTING ROADS IN TO ONE (1) AGRICULTURAL PARCEL TO ACCOMMODATE TERMS AND CONDITIONS SET FORTH IN A DEED OF CONSERVATION EASEMENT BETWEEN GRANDE VIEW PROPERTIES, LLC, THE MARYLAND ENVIRONMENTAL TRUST, AND THE LOWER SHORE LAND TRUST, INC., DATED DECEMBER 22, 2014, RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY AT LIBER S.R.B. 6485, FOLIO 338, et seq.; THE PURPOSE OF THE CONSERVATION EASEMENT IS TO ELIMINATE THE SUBDIVISION AND CONVERT THE LAND TO AGRICULTURAL AND NATURAL RESOURCE CONSERVATION USE, WITH ONE RESIDENTIAL AREA.

ALL CONSOLIDATION, LOT COVERAGE, IMPERVIOUS SURFACE REMOVAL, SEWAGE RESERVE AREAS, AND ANY OTHER ECO-SYSTEM SERVICE MARKETS COMMODITIES AS SHOWN HEREON OR AGREED TO IN THE FUTURE BY ANY FEDERAL, STATE, OR LOCAL GOVERNMENT OR ANY OTHER BONA FIDE CONSERVATION GROUP SHALL BE PERMITTED AND CATALOGED APPROPRIATELY.

NO TITLE REPORT WAS OBTAINED OR PROVIDED FOR REVIEW DURING THE PREPARATION FOR THIS SURVEY. BEING SUCH, THIS PLAT SHALL NOT BEAR CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY EASEMENTS, RIGHTS OF WAY, OR ENCUMBRANCES, EXCEPT THOSE SPECIFICALLY SHOWN HEREON. ADDITIONALLY, THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY SUCH RIGHTS OF WAY, EASEMENTS, OR ENCUMBRANCES AS MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

BOUNDARY LINE ADJUSTMENT,
CONSOLIDATION, & CONVERSION PLAT
ON LANDS OF
GRANDE VIEW PROPERTIES LLC
PUBLIC LANDING ROAD - SNOW HILL, MARYLAND 21863
PARCEL 16 OF TAX MAP 65 - WORCESTER COUNTY - TAX DISTRICT 02



VICINITY MAP
1" = 2000' ±

ATLANTIC COASTAL BAYS CRITICAL AREA NOTE

LOT COVERAGE IN A RESOURCE CONSERVATION AREA (RCA) IS LIMITED TO 15% OF THE TOTAL UPLANDS, NON TIDAL AND PRIVATE WETLANDS.

LOT 1A

TOTAL AREA	=	168.08 Ac.±
AREA WITHIN RCA	=	101.58 Ac.±
LOT COVERAGE ALLOWED	=	15.24 Ac.±
NTW TOTAL	=	15.82 Ac.±
TIDAL WETLANDS	=	6.91 Ac.±
UPLANDS AREA	=	145.35 Ac.±

EXISTING IMPERVIOUS AREA	=	87,053 sq.ft.
PROPOSED IMPERVIOUS AREA	=	24,000 sq.ft.

PROPERTY IS GENTLY SLOPING AND/OR FLAT.

SOILS COMPRISED OF CoA, Cedartown-Rosedale complex, EoD, Evesboro loamy sand, FdA, Fallington sandy loams, FmB, Fort Mott sandy loam, GaB, Galestown loamy sand, HbA&B, Hambrook sandy loam, HuA, Hurlock loamy sand, RoB, Rosedale loamy sand, SaB, Sassafraz sandy loam, and WdA&B, Woodstown sandy loam.

LINE SHOWN HEREON AS THE BOUNDARY BETWEEN NON-TIDAL WETLANDS AND TIDAL WETLANDS (T-XX) SHALL BE INTERPRETED AS MEAN HIGH WATER.

ATLANTIC COASTAL BAYS CRITICAL AREA:

A PORTION OF THIS PROPERTY LIES WITHIN THE RESOURCE CONSERVATION AREA DESIGNATION OF THE WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITIES MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES) SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, AS FROM TIME TO TIME AMENDED, IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITIES.

FOREST CONSERVATION LAW STATEMENT:

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NUMBER 15-14. AN AMENDED FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF ENVIRONMENTAL PROGRAMS. AN AMENDED PERPETUAL PROTECTIVE AGREEMENT - DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND, SHALL BE RECORDED SIMULTANEOUSLY WITH THE PLAT. THE ORIGINAL FOREST CONSERVATION PLAN NUMBER 2004-35, WHICH WAS RECORDED ON SEPTEMBER 22, 2005, IN PLAT BOOK SVH 202, FOLIO 30-38, AND PERPETUAL PROTECTIVE AGREEMENT ASSOCIATED WITH THIS FORESTRY EASEMENT, WHICH WAS RECORDED IN LIBER 4538, FOLIO 127-133, WILL BE AMENDED, SUPERSEDED, AND REPLACED BY THIS AMENDED FOREST CONSERVATION EASEMENT PLAT AND THE AMENDED PERPETUAL PROTECTIVE AGREEMENT.

WORCESTER COUNTY PLANNING COMMISSION

A. THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICALITY, BUILDABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

B. WORCESTER COUNTY DOES NOT GUARANTEE THE DEVELOPMENT OF CONSTRUCTION OF ANY AMENITIES SHOWN ON THIS PLAT. SUCH AMENITIES SHALL BE THE RESPONSIBILITY OF THE OWNER AND DEVELOPER OF THIS SUBDIVISION.

Betty M. Smith 12/30/2015
APPROVING AUTHORITY DATE
WORCESTER COUNTY PLANNING COMMISSION

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

LOT 1A IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEM IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE. THE DISPOSAL SYSTEMS ARE RESTRICTED TO SANDMOUND DESIGN MEETING CURRENT ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM A CONFINED AQUIFER APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL OR SOME DEEPER CONFINED AQUIFER. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ. FT., EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAYS AND SUCH OTHER PERMANENT OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE). SOIL EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OR CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE. EXCEPT AS SHOWN, THERE ARE NO WELLS WITHIN 100' OF PROPERTY LINES.

K. J. Smith, LRS 12/28/15
APPROVING AUTHORITY DATE
WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

OWNER & SURVEYOR CERTIFICATION

I/WE HEREBY CERTIFY THAT, TO THE BEST OF MY/OUR KNOWLEDGE, THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND REAL PROPERTY, SECTION 3-108, (LATEST EDITION) SO FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 12/18/15
OWNER/REPRESENTATIVE DATE

[Signature] 12/14/15
COORDINATOR, PROF. LAND SURVEYOR DATE
MD. 21516 LICENSE EXPIRES JULY 15, 2017

REVISED:	NOVEMBER 17, 2015	WORCESTER COUNTY REGULATOR COMMENTS
REVISED:	SEPTEMBER 3, 2015	OWNER REP. COMMENTS
REVISED:	AUGUST 11, 2015	OWNER REP. COMMENTS
DRAWN:	MARCH 30, 2015	SCALE: N/A
SURVEYED:	N/A	JOB: 290 SHEET: 1 OF 7

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HYDROGRAPHIC SURVEYING
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08/11/02